

INTRODUCTION

PURPOSE OF THE PLAN

The *La Jolla Community Plan* and *Local Coastal Program Land Use Plan* is the City of San Diego's adopted statement of policy for growth and development of the La Jolla Community Planning Area over the next decade. The plan proposes specific goals, policies and strategies regarding the future preservation, use and development and protection of environmentally sensitive resources of land within La Jolla and identifies how the use and development of that land will affect current levels of public services and facilities such as local schools, parks, roads, water and public safety needs.

The plan designates appropriate areas of residential, commercial, community facilities and recreational uses. The plan also recommends areas that should remain free from development in order to preserve the remaining sensitive slopes, coastal access and public park lands that are located in the community, thereby furthering our understanding of the balance that exists between La Jolla and its hillsides, canyons and coastline.

PLAN ORGANIZATION

The *La Jolla Community Plan* consists of the goals, policies and recommended actions for specific land use elements that are contained in this plan. Land use maps are also provided throughout the text of this document to further illustrate plan recommendations. A land use map depicting the proposed land use designations throughout the community, is included in the Executive Summary of this plan. There is also a large 1 inch to 400 foot scale map on file with the Planning Department that depicts the land use designations with a greater degree of clarity.

The *La Jolla Community Plan* text is organized as follows:

- **Introduction** describes the purpose and organization of the plan.
- **Planning Context** provides background information on the La Jolla Community Planning Area, community history, the urban, coastal and environmental setting within which the plan was prepared.
- **Elements** of the community plan serve as the framework for generating land use goals for the future development and the protection of environmentally sensitive resources within the community, and describes the policies that will guide the actions of the City as it works toward achieving these goals. This section also contains tables of recommended actions to implement the policies and proposals of the plan and time frames for achieving them.
- **Appendices** contain lists of park projects and supplemental and reference documents, information regarding plan framework, relationship context, processes, streetscape guidelines, and the underwater park, as well as maps showing coastal access subareas, MHPA boundary connections and potential parking facility sites.

HOW THE PLAN WAS DEVELOPED

The update of the *La Jolla Community Plan* was a cooperative planning effort involving community residents, business persons, the La Jolla Community Planning Association, the La Jolla Town Council, the Promote La Jolla Inc. Business Improvement District, other community organizations and staff from the

California Coastal Commission and the City of San Diego Planning Department. The update process began with Planning Department staff preparation of a community outreach paper that was distributed to households, property owners and businesses throughout La Jolla. The paper outlined the community planning process, the overall goals of the community plan and encouraged broad community participation in the update process.

Following the outreach paper, the La Jolla Community Planning Association established committees to work on the plan update. The subcommittees identified a number of issues that served as the general framework for the development of the goals, policies and proposals of the plan update.

This plan update also contains the recommendations that were generated from privately initiated planning studies and design charrettes that were locally sponsored prior to the preparation of this plan. The design charrettes proposed strategies for protecting La Jolla's physical assets and natural resources. Projects such as the Vista Project, which produced the *Downtown La Jolla Master Plan* and the *La Jolla Coastline Plan*, both of which were sponsored by the La Jolla Town Council, are examples of the private planning studies that contribute to the recommendations contained in this plan. A complete list of these reference documents used in the preparation of this plan update is included in Appendix H of this plan.

In January 1995, the draft La Jolla Community Plan was adopted by City Council and became effective outside the Coastal Zone. Subsequent to City Council adoption, the California Coastal Commission identified several issues in the Coastal Zone that the plan was required to address prior to certification. Primary among these issues was public view protection, a topic that was under review in the context of the process of rewriting and reformatting the Land

Development Code. On January 1, 2000, the City of San Diego put into effect the new Land Development Code which revised the public view protection regulations. During the intervening years from 1995 to 2000, other issues and corrections have been identified, including adoption of the Multiple Species Conservation Program. The 2002 La Jolla Community Plan addresses all of these issues.

IMPLEMENTATION OF THIS PLAN

This plan recommends a number of actions for the City and the La Jolla community to pursue in order to implement the policies and recommendations of this plan. These actions include, but are not limited to:

- Proposal for changes in the current zoning of the community:
 - to preserve existing open space within the community including portions of Mount Soledad and other publicly-owned open space areas;
 - to protect and enhance beach access, both visually and physically;
 - to preserve the current residential density of the West Muirlands area by rezoning from RS-1-5 to RS-1-4.
- Improvements to existing circulation patterns and public facilities.
- Preparation of a Public Facilities Financing Plan identifying present and future community needs and the capital improvements necessary to accommodate future development.

Adoption of rezoning recommendations will occur concurrent with the adoption of this plan by the City Council. Facilities, public improvements and project design recommendations will be utilized when properties develop in accordance with the plan.

Assessment Districts and Business Improvement Districts, Property Based Business Improvement Districts and Parking Districts can be formed through the cooperative efforts of property owners and community planning groups.

The La Jolla Shores Planned District Advisory Board reviews development within the La Jolla Shores Planned District and makes recommendations to the City. The Planning

Department continues to work with the La Jolla Community Planning Association and the Board to provide the continuity needed for a sustained, effective implementation and review program.

The Land Development Code should be consulted for the current regulations in effect. Any subsequent changes to the Coastal Zone regulations will not take effect until approved by the California Coastal Commission as a Local Coastal Program amendment. The Coastal Commission will determine, based on a review of conformance with the goals, policies, and recommendations of the *La Jolla Community Plan*, whether an amendment to the Local Coastal Program land use plan is also needed.

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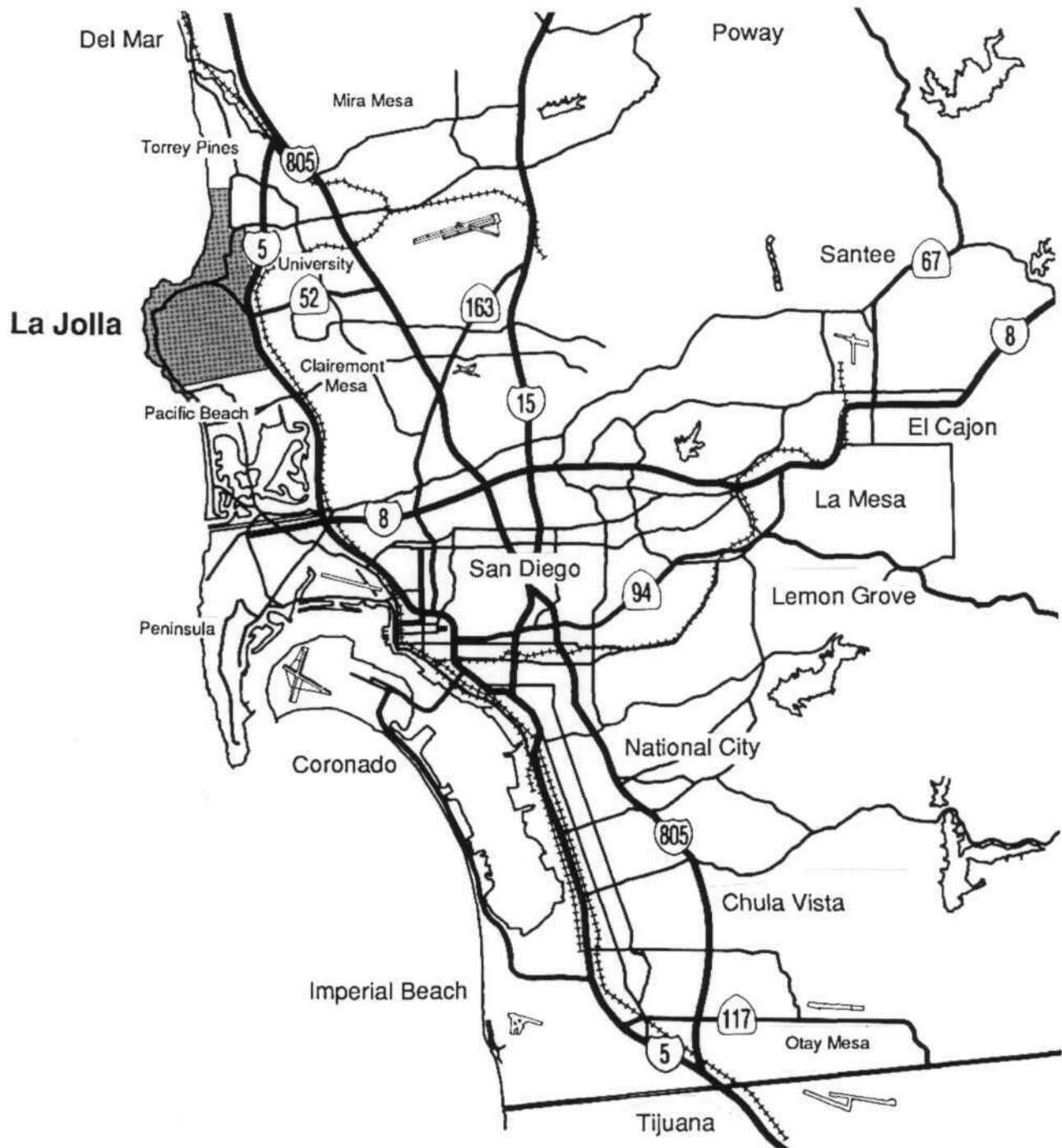


PLANNING CONTEXT

The Community Planning Area
Development and Planning History
Plan Framework
Local Coastal Program
Coastal Access Subareas

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Location Map



La Jolla Community Plan
City of San Diego • Planning Department

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Figure 2